

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, December 2, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, December 2, 2021, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, November 26 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, November 30, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, November 30.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, December 2, 2021
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of November 4, 2021

2. Preliminary Landmark Recommendation

LUDLOW TYPOGRAPH COMPANY BUILDING
2028-2062 North Clybourn Avenue

WARD 2

3. Final Landmark Recommendation

SETH WARNER HOUSE
631 North Central Avenue

WARD 37

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

EAST VILLAGE DISTRICT
843 North Wolcott Avenue

WARD 1

5. Citywide Adopt-a-Landmark Fund 2021 Applications – Informational

VARIOUS

6. Permit Review Committee Reports

Report on Projects Reviewed at the November 4, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of November 2021

7. Announcements

Schedule for 2022 Regular Commission Meetings

Schedule for 2022 Permit Review Committee Meetings

8. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Draft Staff Recommendations, December 2, 2021**

2. Preliminary Landmark Recommendation

**LUDLOW TYPOGRAPH COMPANY BUILDING
2028-2062 North Clybourn Avenue**

WARD 2

Staff Recommendation--Staff recommends that the Commission approve the following:

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The Ludlow Typograph Company Building (the “Building”), located at the address noted above, meets four (4) criteria for landmark designation as set forth in Section 2-120-620 (1), (3), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 2nd day of December, 2021, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

3. Final Landmark Recommendation

SETH WARNER HOUSE
631 North Central Avenue

WARD 37

Staff Recommendation--Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Seth Warner House (the “Building”), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

- 1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
- 3. Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.*
- 4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

I. BACKGROUND

The formal landmark designation process for the Building began on October 7, 2021, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All elevations, including the rooflines, of the Building.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated October 7, 2021, the most current iteration of which is dated December 2, 2021, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of November 4, 2021, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On November 22, 2021, the Commission received written consent to landmark designation of the Building in a form dated November 22, 2021, and signed by James Bowers, the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, built in 1869, the Building is one of the oldest houses in Chicago and the oldest building in the Austin community, as such it reflects the early history of the city when neighborhoods like Austin were rural communities; and

WHEREAS, the Building reflects aspects of Chicago's music culture. From 1924 to 1979, the building housed a series of conservatories of classical music: the Austin Conservatory of Music, the Austin College of Music and the Austin Academy of Fine Arts that together provided musical education to 31,000 students by 270 teachers; and

WHEREAS, at 152 years old at time of this Resolution, the Building possesses significant heritage value in terms of its age alone; there are only twelve other Chicago Landmarks built before the Great Fire of 1871; and

WHEREAS, the Building was constructed by Seth Porter Warner, one of Chicago's earliest settlers who arrived in the city on the year of Chicago's establishment in 1837; and

WHEREAS, Seth Porter Warner was a choral singer and active in Chicago's early music scene when the city was a pioneer settlement. In 1851 he built Warner's Hall, an early music venue; and

WHEREAS, Seth Porter Warner was an abolitionist and thus part of a national movement that led to the Civil War and an end to slavery in the United States. His hall frequently hosted speakers and political meetings calling for an end to slavery and supporting the Union cause during the Civil War; and

WHEREAS, the Building is an excellent and early example of the Italianate Style of architecture, and it stands as a rare example of the "cube-and-cupola" typology within that style; and

WHEREAS, the building displays excellent craftsmanship in traditional hand-crafted materials including load-bearing masonry, cut stone trim, carved-wood exterior details and high-quality interior finishes including black walnut and marble; and

WHEREAS, the Building meets three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (3) and (4) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now,

therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
 2. Adopts the Designation Report, as revised, and dated this December 2, 2021; and
 3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (3) and (4) of the Municipal Code; and
 4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
 5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All elevations, including rooflines, of the Building.
 6. Recommends the designation of the Building a Chicago Landmark.
4. **Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

**EAST VILLAGE DISTRICT
843 North Wolcott Avenue**

WARD 1

Staff Recommendation--Staff recommends that the Commission:

- A. Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the "Rules and Regulations"), the significant historical or architectural features of the district are all exterior building elevations, including rooflines, visible from the public rights-of-way; and historic rear buildings that contribute to the historic character of the district, to include those at 1103 N. Winchester Avenue and 1110 N. Wolcott Avenue; and,
- B. Preliminarily find that the workers cottage at 843 N. Wolcott, a 2-story residential building, constructed circa 1870 with a raised brick basement added prior to 1950, likely in 1925, is contributing to the character of the East Village District which includes a distinctive cross-section of workers cottages, single-family houses, small flat buildings, small apartment buildings, and small-scale commercial buildings built between circa 1870 and the 1920s; and,
- C. Preliminarily find that the demolition of a contributing building or structure within a

landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and,

D. Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and,

E. Issue a preliminary decision disapproving the demolition application.

A preliminary decision disapproving the demolition application would provide an opportunity for the applicant to request an informal conference before the Commission and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, December 2, 2021 Virtual Meeting

2:00 p.m.

AGENDA:

- 1. 1155 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed new 2'-10"x 22'-7" illuminated sign mounted on a raceway located on the eastern parapet, approximately 47'-9" above grade.
- 2. 1407 N. Hoyne** **1st Ward**
Wicker Park District
Proposed exterior and interior rehabilitation of the existing home and coach house including modification of the existing 1-story north side garage to increase its setback from Hoyne and construction of the new 2-story additions above, construction of a new 1-story glass addition to connect the main house to the historic coach house, and construction of partially below-grade accessory pool structures in the south and rear yards.
- 3. 2044 W. Thomas** **2nd Ward**
Ukrainian Village District
Violation: Proposed painting of front masonry façade
- 4. 1524 N. Hoyne** **2nd Ward**
Wicker Park District
Violation: Proposed recladding of the front and side (south) façades with new face brick, repairs to the existing porch and new windows on the side (north) façade.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, December 2, 2021

1. 1155 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed new 2'-10"x 22'-7" illuminated sign mounted on a raceway located on the eastern parapet, approximately 47'-9" above grade.

Applicant: Abby Romenesko, Kimberly-Clark Corporation, applicant
Angela Burant, Poblocki Signage Company, sign contractor

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The proposed raceway shall be painted to match the existing masonry. As proposed, signage attachments for the proposed signage are to be made at mortar joints wherever possible, and there shall not be any visible conduit installed on the exterior of the building; and,
2. The illumination for the parapet sign on the former stair enclosure above the east elevation shall not change colors and shall be dimmable in order to adjust the lighting levels to ensure that they will not distract from or overwhelm the historic characteristics of the building and district.

2. 1407 N. Hoyne

1st Ward

Wicker Park District

Proposed Exterior and interior rehabilitation of the existing home and coach house including modification of the existing 1-story north side garage to increase its setback from Hoyne and construction of the new 2-story additions above, construction of a new 1-story glass addition to connect the main house to the historic coach house, and construction of partially below-grade accessory pool structures in the south and rear yards.

Applicant: 1407 N. Hoyne LLC, owner
Any Tinucci, Woodhouse Tinucci Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 2, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. Based on the increased setback of the existing garage and the proposed northwest addition, the design changes including the glass “hyphen” connection, reduced height of the existing stair enclosure and recladding of its north elevation, and importance of maintaining a significant separation between the main house and the historic coach house staff recommends approval of the revised submittal as proposed on drawings and exhibits dated 11/17/21; and,
2. The permit plans shall include dimensioned window, door and curtain wall details, and the applicant shall provide material samples for staff review and approval prior to order and installation; and,
3. The project as proposed would require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. 2044 W. Thomas

2nd Ward

Ukrainian Village District

Violation: Proposed painting of front masonry façade

Applicant: Aneesha Bajaj and Kirk Gilson, owners
Jim Ridley, architect

Staff Recommendation: Staff r recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission’s Rules and Regulations, the Commission’s *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 5 and 7 of the *U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following conditions:

1. The owner shall engage a qualified masonry restoration firm to investigate removal of the white paint from the front façade. The consultant shall submit paint removal specifications to Historic Preservation staff, prepare test sample areas on the façade, and submit written analysis regarding the results of paint removal test samples and recommendations regarding

paint removal from the entire facade. Historic Preservation staff shall be notified to make a site visit when paint removal test areas are completed for review and decision regarding the next steps;

2. Should Historic Preservation staff, in consultation with the owner's consultant, determine that the condition of the underlying brick allows for adequate paint removal, the white paint shall be removed from the entire facade pursuant to a permit. Once the paint is removed and the existing, previously stained brick is exposed, any further treatment/repair, if necessary, of the facade shall be determined in consultation with the Historic Preservation staff;
3. Should Historic Preservation staff, in consultation with the owner's consultant, determine that the condition of the underlying brick prevent adequate removal of the paint without damaging the brick, an additional coat of vapor permeable paint shall be applied to match the original brick color as closely as possible, subject to Historic Preservation staff review and approval of the product specifications and application methodology and pursuant to a permit.

4. 1524 N. Hoyne

2nd Ward

Wicker Park District

Proposed reconstruction of the front and side (south) facades with new face brick, repairs to the existing porch and new windows on the side (north) facade.

Applicant:

Richard and Sophia Ellison, owners

Timothy LeVaughn, Timothy LeVaughn + Associates, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. Since the historic brick, removed without a permit, was not salvaged for re-installation, the recladding of the front facade and a portion of the south elevation with Glen-Gery 56DD, matching the historic brick in size, color, texture, brick coursing, and pattern, is approved to prevent further damage to the historic structure;
2. The following drawings shall be submitted in the permit application: elevations that indicate the locations of the backup brick repair, enlarged details that show how the backup brick will be repaired, and enlarged details showing the installation

of the new face brick to include ties, flashing, etc., as applicable, to prevent future damage to the new façade; and,

3. The wood front porch, removed during masonry work and placed in storage, shall be repaired and reinstalled in its original location and the two replacement wood columns shall match the historic pilasters in profile and details as closely as possible.